

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

SHARATH CHANDRA, Administrator,
REAL ESTATE DIVISION, DEPARTMENT
OF BUSINESS & INDUSTRY,
STATE OF NEVADA,

Petitioner,

vs.

ALVIN MANSOUR,

Respondent.

Case No. 2016-2402

FILED

JAN 24 2018

REAL ESTATE COMMISSION
BY *[Signature]*

DECISION

This matter came on for hearing before the Nevada Real Estate Commission, State of Nevada ("Commission") on Wednesday, December 6, 2017, at the Nevada State Business Center, 3300 West Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada. Respondent Alvin Mansour ("Respondent") did not attend or make himself available to testify at the hearing, but was represented by legal counsel, Jill B. Rowe, Esq. and Scott A. Marquis, Esq. Keith E. Kizer, Senior Deputy Attorney General, appeared and prosecuted the Complaint on behalf of petitioner Sharath Chandra, Administrator of the Real Estate Division, Department of Business & Industry, State of Nevada ("Division").

The matter having been submitted for decision based upon the allegations of the Complaint, the Commission now enters its Findings of Fact and Conclusions of Law as follows:

FINDINGS OF FACT

The Commission, based upon the evidence presented during the hearing, finds that there is substantial evidence in the record to establish each of the following:

1. Respondent has not been licensed by the Division in any capacity.
2. Respondent was affiliated with Marcus & Millichap Real Estate Investment Services of California ("M&M") in San Diego, California, was licensed with the California Bureau of Real Estate as a Broker, License No. 01391653, and purportedly held a real estate license in Texas, at the times at issue herein.

1 3. Kevin Mansour ("K. Mansour") holds no broker, broker-salesperson or salesperson
2 license issued by the Division.

3 4. K. Mansour has never held a Cooperative Certificate from the Division.

4 5. K. Mansour was affiliated with M&M in San Diego, California, and was licensed with
5 the California Bureau of Real Estate as a Salesperson, License No. 01878011.

6 **2989 Highway 50 East, Carson City, Nevada**

7 6. On or about April 19, 2016, RESPONDENT signed a M&M "INTERSTATE
8 BROKERAGE COOPERATION AGREEMENT – TURF STATE" regarding the sale and marketing
9 of a commercial property located at 2989 Highway 50 East, Carson City, Nevada.

10 7. That agreement discusses compensation "if Out-of-State License has submitted a
11 Certificate of Cooperation and received approval from the Nevada Real Estate Division that he/she
12 may perform any acts (listing or selling) in the state of Nevada." (Emphasis in original.)

13 8. That agreement provides that "NO OUT-OF-STATE AGENT INFORMATION SHALL
14 BE INCLUDED ON ANY MARKETING/ADVERTISING MATERIALS." (Emphasis in original.)

15 **3059 Highway 50 East, Carson City, Nevada**

16 9. The advertising for the offering for sale of a commercial property located at 3059
17 Highway 50 East, Carson City, Nevada ("Dollar General") stated it was being listed by The Mansour
18 Group at M&M, with Respondent as President, and K. Mansour as Managing Partner.

19 10. On or about May 3, 2016, K. Mansour received a "Letter of Interest to Purchase Dollar
20 General, located at 3059 Highway 50 East, Carson City, NV 89701," which listed the purchase price as
21 "\$2,278,323 (6.50% Cap) – All Cash," from Allen Lindow.

22 11. On or about May 3, 2016, Respondent and K. Mansour received a letter of intent to
23 purchase Dollar General, which listed the purchase price as "\$2,365,000 all cash," from Marc Pollock.

24 12. On or about May 5, 2016, The Mansour Group prepared a "Counter Letter of Intent" for
25 the purchase of Dollar General, which listed the purchase price as \$2,407,988.

26 13. On or about June 1, 2016, the Division sent Respondent an order to cease and desist
27 unlicensed activity.

28 ...

1 14. On or about June 1, 2016, the Division sent K. Mansour an order to cease and desist
2 unlicensed activity.

3 15. On or about June 14, 2016, Respondent applied for a Cooperation Certificate from the
4 Division.

5 16. On or about June 15, 2016, the Division issued a Cooperation Certificate to Respondent.

6 17. On or about July 28, 2016, Dollar General sold for \$2,450,000.

7 **CONCLUSIONS OF LAW**

8 The Commission, based upon the preponderance of the evidence, makes the following legal
9 conclusions:

10 1. Respondent received proper notice of the hearing pursuant to NRS Chapters 645 and
11 233B and NAC Chapter 645.

12 2. Respondent violated NRS 645.230(1)(a) and/or NRS 645.235(1)(a) by engaging in the
13 business of, acting in the capacity of, or advertising or assuming to act as a real estate broker, real estate
14 broker-salesperson, or real estate salesperson within the State of Nevada without first obtaining the
15 appropriate license or certificate from the Division.

16 **ORDER**

17 IT IS HEREBY ORDERED that Respondent shall pay to the Division a total fine of
18 \$30,811.79. The total fine reflects a fine of \$30,000.00 plus \$811.79 for hearing and investigative
19 costs. Respondent shall pay the total fine to the Division within thirty days of the effective date of this
20 Order. The Division may institute debt collection proceedings for failure to timely pay the total fine.

21 The Commission retains jurisdiction for correcting any errors that may have occurred in the
22 drafting and issuance of this Decision.

23 This Order shall become effective on the 25th day of February 2018.

24 DATED this 23 day of January 2018.

25 REAL ESTATE COMMISSION
26 STATE OF NEVADA

27 By 
28 President, Nevada Real Estate Commission